

**CITY OF EAST PROVIDENCE
STATE OF RHODE ISLAND
ZONING BOARD OF REVIEW**

A meeting of the Zoning Board of Review will be held in the Council Chambers, City Hall, 145 Taunton Avenue, East Providence, Rhode Island, on Wednesday evening, 15 August 2012, at 7:10 P.M. The following applications for Special Use Permit (s) and Variance(s) will be heard in accordance with State Law and Zoning Ordinance.

CONTINUED BUSINESS

1. FERNANDO DeCASTRO, requests permission to construct an accessory garage that exceeds the principal usage of the property, namely single-family residence, in regard to both size and intensity pursuant to the Ordinance's definition of an 'accessory structure,' for property located at 187 FORBES STREET, being MAP 511 BLOCK 2 PARCEL 5, in a RESIDENTIAL 3 DISTRICT. (Dimensional Variance - Petition No. 6454)

2. A. THOMAS CORREIA, requests permission to retain off-street parking associated with a dentistry office, said office being located on an adjacent property, albeit the referenced parking is situated on a residentially zoned parcel thereby being defined as a prohibited accessory activity, for property located at 2431 and 2441 PAWTUCKET AVENUE, being MAP 407 BLOCK 4 PARCEL(S) 15 and

16, in a RESIDENTIAL 4 DISTRICT. (Use Variance - Petition No. 6471)

3. KATHLEEN KING, requests permission to introduce fencing that will exceed the maximum height limit within the requisite front-yard setback requirement, for property located at 143 NARRAGANSETT AVENUE, being MAP 312 BLOCK 64 PARCEL 3, in a RESIDENTIAL 4 DISTRICT. (Dimensional Variance - Petition No. 6474)

4. JOSEPH F. and NATALIA C. LIMA, request permission to construct an addition onto a single-family dwelling, without complying with the minimum rear-yard setback requirement and exceeding the maximum building coverage requirement, for property located at 33 CEDARWOOD DRIVE, being MAP 612 BLOCK 14 PARCEL 10, in a RESIDENTIAL 3 DISTRICT. (Dimensional Variance(s) - Petition No. 6478)

5. MASSASOIT GUN CLUB, INC., requests permission to expand their present Sportsman Club (Gun) operation, otherwise defined as a conditionally permitted land use - permitted by special use permit - for property located at 21 ABRAHAM ROAD, being MAP 611 BLOCK 1 PARCEL 8, in a RESIDENTIAL 1 DISTRICT. (Special Use Permit - Petition No. 6479)

NEW BUSINESS

1. DAVID T. and CAROL M. MARTIN, request permission to construct a sunroom addition onto a single-family dwelling, without complying with the minimum front-yard setback requirement off of Penrod Avenue, for property located at 163 ALLEN AVENUE, being MAP 412 BLOCK 17 PARCEL 11, in a RESIDENTIAL 3 DISTRICT. (Dimensional Variance - Petition No. 6482)

2. JENNIFER and ERIC TERCEIRA, request permission to construct a front porch addition onto a single-family dwelling, without complying with the minimum side-yard setback requirement, for property located at 39 MANNING DRIVE, being MAP 409 BLOCK 7 PARCEL 21, in a RESIDENTIAL 3 DISTRICT. (Dimensional Variance - Petition No. 6483)

3. RANDALL ROMANOFF, requests permission to construct a front porch addition onto a single-family dwelling, without complying with the minimum side-yard setback requirement, for property located at 53 MANNING DRIVE, being MAP 409 BLOCK 7 PARCEL 18, in a RESIDENTIAL 3 DISTRICT. (Dimensional Variance - Petition No. 6484)

4. RENEE SOMERS and JOAO ROIAS, request permission to retain several improvements onto their single-family dwelling, without complying with the minimum side-yard setback requirement, and resulting in exceeding the maximum building as well as impervious

lot coverage requirements, for property located at 241 FIFTH STREET, being MAP 017 BLOCK 21 PARCEL 6, in a RESIDENTIAL 6 DISTRICT. (Dimensional Variances - Petition No. 6485)

5. ELI COSTA, requests permission to construct a one-car garage onto a single-family dwelling, resulting in exceeding the maximum building coverage requirement, for property located at 94 ANSON DRIVE, being MAP 513 BLOCK 12 PARCEL 14.1, in a RESIDENTIAL 4 DISTRICT. (Dimensional Variance - Petition No. 6486)

6. JOHN NICKSON, JR., TRUSTEE, requests permission to retain off-street parking for a commercial operation located at 331 North Broadway, located on Map 304, Block 5, Parcel 55, said off-street parking being introduced on property zoned residential, and therefore, prohibited, for property located on ALGONQUIN ROAD, being MAP 304 BLOCK 5 PARCEL 55, in a RESIDENTIAL 3 DISTRICT and COMMERCIAL 2 DISTRICT. (Use Variance - Petition No. 6487)

7A. CASEY A. BUSHWAY, requests permission to retain an illegally introduced third-unit, thereby converting a pre-existing two-unit dwelling to a prohibited three-unit dwelling, for property located at 185 – 187 ORCHARD STREET, being MAP 206 BLOCK 8 PARCEL 10, in a RESIDENTIAL 6 DISTRICT. (Use Variance - Petition No. 6488)

7B. CASEY A. BUSHWAY, requests permission to retain an illegally introduced third-unit, thereby converting a pre-existing two-unit dwelling to a prohibited three-unit dwelling, without providing sufficient off-street parking, for property located at 185 – 187 ORCHARD STREET, being MAP 206 BLOCK 8 PARCEL 10, in a RESIDENTIAL 6 DISTRICT. (Dimensional Variance - Petition No. 6489)

**EDWARD PIMENTEL, AICP
ZONING OFFICER / CLERK**

“INDIVIDUALS REQUESTING INTERPRETER SERVICES FOR THE HEARING IMPAIRED MUST CALL 435-7500 OR 431-1633 (V/TDD), FORTY-EIGHT (48) HOURS IN ADVANCE OF THE MEETING DATE.